


## 479m<sup>2</sup> Commercial for Sale in Larnaca District

Shop & Apartment in New-Marina Port area, Larnaca. The property is ideally situated close to an abundance of amenities and services such as supermarkets, schools, cafes, shops etc. In addition, they have excellent access to the city center and to the sea. 

The property concerns a shop with a mezzanine and an office that has been converted into a flat. The building consists of 3 Blocks A, B and C with uncovered ground floor parking and an underground one.

The shop occupies a continuous position on Block C and the apartment holds the whole 5th floor on Block A. The shop has an internal area of 36sqm and a mezzanine area of 18sqm.

The apartment has an internal area ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Furnishing

**479**  
**Unfurnished**

Plot area  
Parking

**2930**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**43681**  
**Other Commercial**  
**Pre-Owned**  
**3**  
**Sea view**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.928271773154 / 33.637542776179**

## Price: €560 000 + VAT

VAT for this property is **€81,849** or **€106,400**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 169.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€560 000 on Aug 9, 2024

